

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON TEXAS**

In re:	§	Chapter 11
	§	
Montrose Multifamily Members, LLC, <i>et al.</i> ¹	§	Case No. 22-90323
	§	
Debtors.	§	(Jointly Administered)

NOTICE OF NONJUDICIAL FORECLOSURE SALES ON DEBTORS' PROPERTIES

PLEASE TAKE NOTICE that, pursuant to the *Agreed Order Modifying Automatic Stay with Respect to Debtors' Properties* [Doc. No. 123] (the "Agreed Stay Order"), DLP Capital Servicing LLC, as servicer for lender DLP Lending Fund, LLC, DLP Housing Loans, LLC, DLP Income & Growth Fund LLC, and its related entities (collectively, "DLP Capital") has posted the following Properties for nonjudicial foreclosure sales (collectively, the "Foreclosure Sales"):

- A. The eight-unit apartment complex located at 2008 Colquitt Street, Houston, Texas (the "Colquitt Property") owned by Colquitt 2008, LP ("Colquitt");
- B. The twenty-unit apartment complex located at 1717 Norfolk Street, Houston, Texas (the "Norfolk Property") owned by Norfolk Partners, LLC ("Norfolk");
- C. The eight-unit apartment complex located at 1423 Kipling Street, Houston, Texas (the "Kipling Property") owned by Kipling Partners, LLC ("Kipling");
- D. The sixteen-unit apartment complex located at 400 Westmoreland Street, Houston, Texas (the "Westmoreland Property") owned by Westmoreland Partners, LLC ("Westmoreland");
- E. The sixteen-unit apartment complex located at 4321 Mt. Vernon Street, Houston, Texas (the "Mt. Vernon Property") owned by Mt. Vernon Members, LLC ("Mt. Vernon");

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtors' federal tax identification number, are: Montrose Multifamily Members II, LLC (5725); Colquitt 2008, LP (6108); Westmoreland Partners, LLC (1492); Graustark Members II, LLC (1605); Kipling Partners LLC (2339); MT Vernon Members, LLC (5014); and Norfolk Partners LLC (3182). The location of Debtor Montrose Multifamily Members, LLC's principal place of business and the Debtors' service address is 4203 Montrose Blvd., Suite 400, Houston, Texas 77006.

- F. The four apartment complexes, specifically: (i) one twenty unit apartment complex located at 2212 Dunlavy Street, Houston, Texas; (ii) one eighteen unit apartment complex located at 1507 California Street, Houston, Texas; (iii) one fourteen unit apartment complex located at 606 Harold Street, Houston, Texas; and (iv) one fifteen unit apartment complex located at 306 Stratford Street, Houston, Texas (altogether, the “Montrose II Property”) owned by Montrose Multifamily Members II, LLC (“Montrose II”);
- G. The three tracts of land containing apartment complexes, specifically: (i) one 28-unit apartment complex located at 239 Emerson Street, Houston, Texas; (ii) one 24-unit apartment complex located at 2301 Commonwealth Street, Houston, Texas; and (iii) one 12-unit apartment complex located at 417 W. Main Street, Houston, Texas (altogether, the “Montrose Property”) owned by Montrose Multifamily Members, LLC (“Montrose”); and
- H. The two eight-unit apartment complexes located at 3412 and 3414 Graustark Street, Houston, Texas (altogether, the “Graustark Property”) owned by Graustark Members II, LLC (“Graustark”).

(hereinafter, the “Properties” refers to the Colquitt Property, Norfolk Property, Kipling Property, Westmoreland Property, Mt. Vernon Property, Montrose II Property, Montrose Property, and Graustark Property.)

PLEASE TAKE FURTHER NOTICE that the Foreclosure Sales are scheduled to take place on **Tuesday, April 4, 2023 at 10:00 am CT** and not later than three hours thereafter, at Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, or such other location as designated by the County Commissioners of Harris County.

PLEASE TAKE FURTHER NOTICE that the respective *Notice of Substitute Trustee’s Sales* are attached hereto as **Exhibits A- H**.

Dated: March 13, 2023

Respectfully submitted:

/s/ Lloyd A. Lim
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Counsel for DLP Capital

CERTIFICATE OF SERVICE

The undersigned hereby certifies that, on March 13, 2023, a copy of the foregoing document served to all parties entitled to receive notices through the Court's CM/ECF system, and further certifies that a copy was also emailed to the following:

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